

# **ANNUAL ELEMENT PROGRESS REPORT**

## ***Housing Element Implementation***

(CCR Title 25 §6202 )

Jurisdiction INDIAN WELLS

Reporting Period 01/01/2013 - 12/31/2013

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the “Final” button and clicking the “Submit” button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

**Governor’s Office of Planning and Research  
P.O. Box 3044  
Sacramento, CA 95812-3044**

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**Table A**

### Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information								Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure  R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income			See Instructions	See Instructions	
(9) Total of Moderate and Above Moderate from Table A3						0	28				
(10) Total by Income Table A/A3			0	0	0	28					
(11) Total Extremely Low-Income Units*			0								

\* Note: These fields are voluntary

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**Table A2**  
**Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c )(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

\* Note: This field is voluntary

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**Table A3**  
**Annual building Activity Report Summary for Above Moderate-Income Units**  
**(not including those units reported on Table A)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for <b>Moderate</b>	0	0	0	0	0	0	0
No. of Units Permitted for <b>Above Moderate</b>	26	0	0	2	0	28	0

\* Note: This field is voluntary

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**Table B**  
**Regional Housing Needs Allocation Progress**  
**Permitted Units Issued by Affordability**

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	0	0	0	0	0	0	0	0	0	0	0	0
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	0	0	0	0	0	0	0	0	0	0	0	0
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Moderate		0	0	0	0	0	0	0	0	0	0	0	0
Above Moderate		0	0	0	0	0	0	28	0	0	-	28	0
Total RHNA by COG. Enter allocation number:		0	0	0	0	0	0	28	0	0	0	28	0
Total Units ▶▶▶													
Remaining Need for RHNA Period ▶▶▶▶▶													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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**Table C**

### Program Implementation Status

Program Description (By Housing Element Program Names)		<b>Housing Programs Progress Report - Government Code Section 65583.</b> Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation	
IIB1.2 Ensure that new affordable housing meets all of the construction and development standards of the City.	Maintain a safe, quality of life for all Indian Wells Residents.	ongoing	No new housing projects for lower-income households have been constructed within the planning period. However, all new housing development is required to meet the City's development standards and construction requirements. The City ensures compliance through the building plan check, permitting and inspection processes.	
IIB2.1 Address the existing housing needs through participation in the Section 8 Housing Assistance or other similar program(s).	Make housing available and affordable to low income individuals through subsidies and available housing programs.	ongoing	Indian Wells residents may receive Section 8 Housing Choice Vouchers through the County of Riverside Housing Authority.	
IIB2.4 Continue to provide affordable housing opportunities in Indian Wells through a density bonus incentive for the development of low and moderate income units.	Make housing available and affordable to low income individuals through subsidies and available housing programs.		The City continues to encourage affordable housing development by providing density bonus incentives consistent with current State density bonus law.	
IIB3.1 Ensure an adequate inventory of land sufficient to meet the City's "share of regional housing need."	Identify sites within the City to meet RHNA needs.	On-going	In August 2013, the City adopted an amendment to the Affordable Housing	

Rezone properties for residential uses as needed.			Overlay that allows for the development of up to 20 du/ac. The City identified sites within the 2006-2014 Housing Element to meet its RHNA need.
IIB4.1 Continue to utilize zoning standards, and overlay districts, that facilitate the development of affordable housing units.	Make housing available and affordable to low income individuals through subsidies and available housing programs.		The City continues to facilitate development of affordable housing units by providing the Affordable Housing Overlay. This overlay can be applied to any residential zone and allows for density bonuses and other incentives consistent with State density bonus law.
A1. Land Use Element and Zoning Code Establish and monitor a Land Use Element and Zoning Code that ensures an adequate supply of sites with appropriate development standards and public facilities and services for the development of a variety of housing types, sizes, and prices to meet the future hou	Amend the Affordable Housing Overlay to establish a density of up to 20 units per acre for the Medium and Low Density land use designations as an option in 2010		The City amended the Affordable Housing Overlay to include a density of 20 du/ac in August 2013.
A2. Vacant and Underdeveloped Land Survey Prepare and maintain a comprehensive land use survey identifying parcels and/or structures suitable for residential development and use for all income categories.	Certify the survey on an annual basis. This is an on-going policy that is evaluated annually as part of the Housing Element	annually	The City continues to utilize the vacant and underdeveloped land survey developed as part of the 2008-2014 Housing Element.
A3. Zoning/Development Standards Maintain development regulations that promote the development of affordable housing. This includes a full range of residential densities, the provision of density bonuses or other equivalent financial incentives, and the ongoing review of development standards that m	Review and revise the density bonus provisions if needed. Financial incentives may include, but are not limited to, land write-downs, on and offsite improvement financing, fast track processing, and fee waivers.		The City has reviewed density bonus provisions and development standards in the Zoning Code and has not found any necessary revisions.
A4. Redesignation/Rezoning	The City will review the results of the Vacant and Underdeveloped Land Survey on an annual basis and, if it is apparent that there are an inadequate number of sites to provide affordable housing to meet the City's regional requirement, rezone or redesignate residential and/or commercial property to an appropriate density to achieve any unmet regional housing need requirement.		The City continues to utilize the vacant and underdeveloped land survey developed as part of the 2008-2014 Housing Element and monitor vacant land. The City amended the Affordable Housing Overlay to include a density of 20 du/ac in August 2013.

B1. Zoning Code Amendments Amend the Zoning Code to address the provisions for a variety of housing options.	Provide provisions for transitional and supportive housing that considers them as a residential use and only subjects them to those restrictions that apply to other residential uses of the same type in the same zone as required by Government Code Section 65583(c)(1).	2013	The City amended the Zoning Code to meet this objective in August 2013.
B1. Zoning Code Amendments Amend the Zoning Code to address the provisions for a variety of housing options.	Amend the Zoning Code to permit farmworker housing by right, including density and development standards that could accommodate and facilitate the feasibility of the development offarmworker housing for low-and very low income households as required by Government Code Section 65583(c)(1)(B).	2013	The City amended the Zoning Code to meet this objective in August 2013.
IIB2.1 Address the existing housing needs through participation in the Section 8 Housing Assistance or other similar program(s).	Make housing available and affordable to low income individuals through subsidies and available housing programs.		Indian Wells residents may receive Section 8 Housing Choice Vouchers through the County of Riverside Housing Authority.
D1. Fair Housing Enforcement The City will enforce all policies pertaining to equal housing opportunity and fair housing. The City will maintain a listing of fair housing groups serving Riverside County.	Enforce all policies pertaining to equal housing opportunity and fair housing. This is an on-going policy that is evaluated annually as part of the Housing Element Implementation.		The City continues to refer fair housing
D3. Promote Fair Housing Opportunities Promote opportunities for all persons regardless of race, religion, sex, age, marital status, familial status, ancestry, national origin, color, source of income, sexual orientation, or any other arbitrary factor.	The City will remove the definition of family from the City's Zoning Code.	2013	The City amended the Zoning Code to meet this objective in August 2013.
E2. Acquisition/Development/Management The Redevelopment Agency may utilize 20 Percent Set-Aside Funds to purchase, develop, and manage affordable housing projects. This program may also include the ability to provide land write-downs to developers and/or low interest rate mortgages to homeowners. O	Develop twenty (20) very low, twenty-six (26) low, and forty-seven (47) moderate income units by the end of the planning period (June 2014). Additionally, the City staff will continue to pursue opportunities to purchase existing units and/or vacant land, seek out		The City continues to work with interested developers to provide affordable housing. The City has placed a covenant on one site (Site D) that only allows for development of affordable housing on that site. The Indian Wells Redevelopment Agency was dissolved in 2012, consistent with the dissolution of redevelopment agencies statewide. With the



	<p>opportunities with non-profit affordable housing developers for affordable housing projects every two (2) years during the planning period, and prioritize funding for extremely low-income household project(s) This is an on-going policy that is evaluated annually as part of the Housing Element Implementation.</p>		<p>dissolution of the Redevelopment Agency, the City is unable to provide financial incentives for the development of affordable housing.</p>
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General Comments: